



# PLANNING COMMISSION AGENDA

NAT DIBUDUO, Chair

Commission Members  
LEE BRAND, Vice Chair  
NUEL BROWN  
JEFFREY HARRINGTON  
HAL KISSLER  
CHARLES VANG  
JENNIFER WHITE

Planning and Development  
Director/Secretary  
NICK P. YOVINO

Deputy City Attorney  
MICHAEL SLATER

*The Planning Commission welcomes you to this meeting.*

June 18, 2003

Wednesday

6:00 p.m. to 9:30 p.m.

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Planning Commission meeting.

## I. ROLL CALL

## II. PLEDGE OF ALLEGIANCE

## III. PROCEDURES

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all testimony given will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

**IV. AGENDA APPROVAL**

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

**V. CONSENT CALENDAR**

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

- A. **Minutes** - Approve minutes for meetings of June 2 and June 4, 2003.
- B. **Communications**
- C. **Entitlements**

**VI. REPORTS BY COMMISSIONERS**

**VII. CONTINUED MATTERS**

**VIII. NEW MATTERS**

- A. Consideration of an appeal of the Planning and Development Director's approval of Conditional Use Permit Application No. C-02-231 and environmental findings, filed by Vixai Xaphirak, for 0.28 acres located at 4015 East Ventura Avenue relating to the installation of an auto paint booth within an existing auto body and fender shop.
  - 1. Environmental Assessment No. C-02-231, determination of a Categorical Exemption.
  - 2. Conditional Use Permit Application No. C-02-231 as described above.

- Council District 5 (Councilmember Dages)
- Staff Member: Robert Logan
- Staff Recommendation: Approve
- May be considered by City Council

**VIII. NEW MATTERS - (Continued)**

- B. Consideration of Rezoning Application No. R-02-015 and environmental findings, filed by Saint Agnes Medical Center, for 15.41 acres located at 1149 East Spruce Avenue.
1. Environmental Assessment No. R-02-015/S-03-091, determination of initial study to file a Finding of Conformance.
  2. Rezoning No. R-02-015, requesting to rezone the subject property from the C-P/UGM/cz zone district to the C-P/UGM zone district.
    - Woodward Park Community Plan Area
    - Council District 6 (Councilmember Duncan)
    - Staff Member: Gene Grinstead/Norman Allinder
    - Staff Recommendation: Approve
    - Will be considered by City Council
- C. Consideration of Rezoning Application No. R-03-010 and environmental findings, filed by Richard Fairbank for approximately 19 acres located on the northeast corner of the Friant Expressway and North Fort Washington Road, within the Woodward Park Community Plan Area.
1. Environmental Assessment No. R-03-010, resulting in an addendum to the previous Environmental Assessment No. R-98-010/A-98-008.
  2. Rezoning No. R-03-010, requesting to remove the following condition of zoning:

"Provide pedestrian access from the Sherman Avenue Cul-de-sac on the north and pedestrian access within the center, oriented to the Stratford signalized intersection."

The existing zone district is C-2, Community Commercial, and would remain as C-2, Community Commercial.

    - Woodward Park Community Plan Area
    - Council District 6 (Councilmember Duncan)
    - Staff Member: Sara Gerster
    - Staff Recommendation: Approve
    - Will be considered by City Council
- D. Consideration of Rezoning Application No. R-03-011 and environmental findings, filed by Tejinder Randhawa for 0.30 acres of real property located at 1210 Collins Avenue.
1. Environmental Assessment No. R-03-011, resulting in a finding of a Categorical Exemption.

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2. Rezoning Application No. R-03-011, requesting to rezone the subject property from the R-P/cz, Residential and Professional Office District/with conditions of zoning to the R-P, Residential and Professional Office District – Removal of Condition of Zoning.

- Edison Community Plan Area
- Council District 3 (Councilmember Sterling)
- Staff Member: Stan Dilbeck
- Staff Recommendation: Approve
- Will be considered by City Council

### **VIII. NEW MATTERS - (Continued)**

- E. Consideration of Rezoning Application No. R-03-019 and environmental findings, filed by Coleen Standing for approximately 2.46 acres located on the north side of East Powers Avenue between North Cedar and North Maple Avenues, within the Woodward Park Community Plan Area.

1. Environmental Assessment No. R-03-019, resulting in a finding of a Categorical Exemption.

2. Rezoning Application No. R-03-019, requesting to rezone from AE-20 (Exclusive Twenty Acre Agricultural District) to the R-1-B (Single Family Residential District).

- Woodward Park Community Plan
- Council District 6 (Councilmember Duncan)
- Staff Member: Paul Bernal
- Staff Recommendation: Approve
- Will be considered by City Council

- F. Consideration of Rezoning Application No. R-03-023 and environmental findings, filed by Chizuko Inouye and Gary Mason for 1.04 acres of real property located at 1362 North Cedar Avenue.

1. Environmental Assessment No. R-03-023, resulting in a finding of a Categorical Exemption.

2. Rezoning Application No. R-03-023, requesting to rezone the subject property from R-1, Single Family Residential District zone to the R-2, Low Density Multiple Family Residential District.

- Edison Community Plan Area
- Council District 4 (Councilmember Castillo)
- Staff Member: Stan Dilbeck
- Staff Recommendation: Approve
- Will be considered by City Council

- G. Consideration of Rezoning Application No. R-03-024 and environmental findings, filed by William A. and Andra J. Lewis for 0.50 acres of real property located at 410 West El Dorado Avenue.

1. Environmental Assessment No. R-03-024, resulting in a finding of a Categorical Exemption.
2. Rezoning Application No. R-03-024, requesting to rezone the subject property from the R-3, Medium Density Multiple Family Residential District to the M-1, Light Manufacturing District.
  - Edison Community Plan Area
  - Council District 3 (Councilmember Sterling)
  - Staff Member: Stan Dilbeck
  - Staff Recommendation: Approve
  - Will be considered by City Council

**VIII. NEW MATTERS - (Continued)**

- H. Consideration of Rezoning Application No. R-03-025 and environmental findings, filed by Daniel and Thavone DiMauro for approximately 0.12 acres located on the north side of West Calimyrna Avenue between North Brawley and West Bullard Avenues, within the Bullard Community Plan Area.
  1. Environmental Assessment No. R-03-025, resulting in a finding of a Categorical Exemption.
  2. Rezoning Application No. R-03-025, requesting to rezone from AE-5 (Exclusive Five Acre Agricultural District) to the R-2 (Low Density Multiple Family Residential District).
    - Bullard Community Plan Area
    - Council District 2 (Councilmember Calhoun)
    - Staff Member: Paul Bernal
    - Staff Recommendation: Approve
    - Will be considered by City Council
- I. Consideration of an appeal of the Planning and Development Director's approval of Variance Application No. V-02-042 and environmental findings, filed by Patriot Homes, for 0.27 acres located at 2266 and 2278 East Eclipse Avenue relating to the development of a lot within the R-1 zone district that will contain 5,670 square feet rather than the required 6,000 square feet.
  1. Environmental Assessment No. V-02-042, determination of a Categorical Exemption.
  2. Variance Application No. V-02-042, as described above.
    - Woodward Park Community Plan Area
    - Council District 6 (Councilmember Duncan)
    - Staff Member: Robert Logan
    - Staff Recommendation: Approve
    - May be considered by City Council

**IX. REPORT FROM SECRETARY**

A. Report on the FY04 Planning and Development Department Budget and Reorganization.

**X. UNSCHEDULED ORAL COMMUNICATIONS**

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

**XI. ADJOURNMENT**